

**REAL ESTATE APPRAISER LICENSURE  
AND CERTIFICATION BOARD  
September 12, 2019  
MINUTES**

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**I. CALL TO ORDER & ESTABLISH QUORUM**

Dennis Kruse called the meeting to order at 9:07 a.m. in Room W064, South Government Center, 402 West Washington Street, Indianapolis, Indiana, and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

**Members Present:**

Mark Ratterman, Vice Chairman  
Dennis "Matthew" Kruse II, Chairman  
Wayne Johnson  
Ron Kohart

**Members Absent:**

**State Officials Present:**

Deanna Alexander, Board Director  
Toby Davis, Assistant Director  
Nate Black, Compliance Office  
Jim Schmidt, Deputy Attorney General  
Travis Lovett, Deputy Attorney General

**Transcriptionist:**

Sandy Marchky, Stewart Richardson Deposition Services

**II. REPORT FROM THE INDIANA ATTORNEY GENERAL'S OFFICE**

Attorney General's Report presented by Jennifer Barth

**III. ADOPTION OF THE MINUTES FROM THE JULY 18, 2019 MEETING OF THE BOARD**

Motion was first and seconded to **Approve**.

Ratterman/Johnson  
4/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Wayne Johnson	✓
Ron Kohart	✓

**IV. LEGISLATIVE CHANGES**

**V. ADMINISTRATIVE HEARING**

**A. In the Matter of the License of: Jason King - Continued**

2018 REAB 0012

Re: Disciplinary Hearing

**B. In the Matter of the License of: Giovanni Provenzano – Continued**

2019 REAB 0009

Re: Order to Show Cause

**VI. PERSONAL APPEARANCES**

**A. In the Matter of the Application of: Christina Osman**

Re: Positive Response and logs

Motion was first and seconded to table and revised the logs. Once she submits her logs send them to Mark to review. Once approved she is approved to sit for the exam.

Ratterman/Johnson

4/0

The following Board Members Voted      "Aye"      "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Wayne Johnson	✓
Ron Kohart	✓

**B. In the Matter of the License of: Terry Farmer**

Re:

Motion was first and seconded to dismiss the administrative case to be moot and to approve his license up to June 30, 2018. A late fee should not apply for his 2016/2018 renewal.

Ratterman/Kohart

4/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**VII. REVIEW OF PROBATION**

**VIII. DELIBERATIONS AND POSSIBLE ISSUANCE OF FINAL ORDERS**

**IX. APPLICATION FOR REVIEW**

**X. REINSTATEMENT APPLICATIONS FOR REVIEW**

**XI. APPRAISER CE COURSE**

**A. Calypso Continuing Education (CE21600023)**

- |  |           |
|--|-----------|
| 1. Mold, A Growing Concern (Online)                                  | 3.5 Hours |
| 2. Victorian Era Architecture for Real Estate Professionals (Online) | 3.5 Hours |

Motion was first and seconded to

**Deny and to reaffirm the boards Policy that all online courses need to be AQB approved to meet the Appraisal Sub Committees Policy Statement 6B**

Ratterman/Johnson

4/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**B. Appraiser eLearning LLC (CE21800014)**

- |  |         |
|--|---------|
| 1. ANSI, Home Measurement & the Power of Price Per Square Foot         | 7 Hours |
| 2. Public Records, Square Footage & the Real Estate Information Crisis | 7 Hours |
| 3. Appraiser’s Guide to CYA (Covering Your Appraisals)                 | 4 Hours |
| 4. Selecting and Supporting Market Adjustments                         | 3 Hours |

- 5. **Commercial Property Valuation** **7 Hours**
- 6. **Sales Comparison Approach: A Course on Analysis and Reporting** **7 Hours**
- 7. **Appraising 2-4 Unit MF Properties** **7 Hours**  
**(Online Course review/discussion)**

Motion was first and seconded to **Deny and to reaffirm the boards Policy that all online courses need to be AQB approved to meet the Appraisal Sub Committees Policy Statement 6B**

Ratterman/Kohart  
4/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

- C. ASFMRA (CE10600496)**
- 1. **Rapid Fire Case Studies 2019** **6 Hours**

Motion was first and seconded to **Approve.**

Johnson/Ratterman  
4/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

- D. Columbia Institute (CE21100051)**
- 1. **Desktop Appraisals: Next Generation Valuations LITE, No. 828** **5 Hours**

Motion was first and seconded to **not doing anything as the course is AQB approved.**

**XII. OLD/NEW BUSINES**

- A. Trainee Log Hours when supervisor is on probation**
- B. Appraisal Subcommittee Audit Report**
- C. AARO Conference - Mark Ratterman & Matt Kruse**

**The Board has approved**

Kohart/Johnson  
4/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**D. Rule Readoption – LSA # 19-192**

**The Board has is recommending the Readoption to the Real Estate Commission Board.**

Kohart/Johnson  
4/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**E. Emergency rules regarding Criminal Convictions**

**The Board has is recommending the Readoption to the Real Estate Commission Board.**

Ratterman/Kohart  
4/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	

Ron Kohart

✓

**F. Temporary Practice Permit for a desk review (property in Indiana desk review being done by someone out of state)**

**The Board request that I reach out to Neal with the ASC.**

**G. Paul Matthews**

**Motion was first and seconded to permanently stayed the probation contingent on the checks being received by the offices of the Professional Licensing Agency and the Attorney General’s offices.**

Ratterman/Kohart  
4/0

The following Board Members Voted      “Aye”      “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

**XIII. ADJOURNMENT**

There being no further business, and having completed its duties, the meeting of the Indiana Real Estate Appraiser Licensure and Certification Board adjourned at **1:00 p.m.**

**Next Scheduled Meeting**

**November 7, 2019**

**9:00 a.m.**

**W064**

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Dennis Kruse, Chairman